

THE MODERN HOUSE



*London E2
Sold*

Minerva Street II

Occupying the top two floors of a handsomely renovated warehouse, this beautifully finished three-bedroom apartment was designed by Fraher Architects and completed in 2016. The apartment's top floor is configured around an expansive roof terrace with far-reaching views of the city skyline and the Regent's Canal, capitalising on a wonderful location within walking distance of London Fields, Victoria Park, Broadway Market and Bethnal Green.

The Tour

A wide and well-maintained communal stairway leads to the apartment's entrance on the second floor. Accommodation is inverted, allowing for the kitchen and dining space to connect to a large dual-aspect roof terrace, while the three bedrooms and reception room are at entrance level, housed in an original part of the former industrial building. A full-height sliding door can be drawn to separate the guest bedroom from the main reception space.

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Elements of the original building have been combined with recessive natural materials, mixing exposed brickwork with Douglas fir joinery and natural jute carpets. The reception room has beautifully crafted built-in cupboards, designed by Shape Studio, with charcoal lino fronts and ply-edge detail. The windows in the bedrooms have been in-laid with Douglas fir frames.

A central staircase, lined with Douglas fir, leads to the top floor kitchen, dining and living area, a wonderfully bright open-plan space with access to the surrounding terrace. Shape Studio has applied the same simple design to the kitchen, which is separated from the dining area by a large breakfast bar. The dining table is positioned beneath external cedar louvres, which diffuse the sunlight through a large picture window.

The kitchen floor is laid with a hardy charcoal lino, while the dining space has solid Douglas fir boards that are heated underneath.

The Area

The apartment is very well positioned just to the south of Hackney Road, near the green spaces of London Fields and Victoria Park. The Regent's Canal path is under a minutes' walk away, for easy access to the popular Broadway Market and Islington beyond. Broadway Market has a reputation for some excellent places to eat and drink and hosts a food market on Saturdays. The house is a short walk from the independent shops and cafes of Columbia Road, which hosts a remarkable flower market on Sundays. There are a number of excellent restaurants locally, including The Marksman, Bistrottheque and The Laughing Heart. Both Shoreditch and Spitalfields are within striking distance.

Cambridge Heath Overground station offers direct trains to Liverpool Street with a journey time of around seven minutes, and Bethnal Green Underground station has excellent links to central London via the Central Line.

Tenure: Leasehold Lease Length: approx. 109 years remaining Service Charge: approx. £3,300 per annum Council Tax Band: D

East London, London
Sold

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About

The Modern House is an estate agency that helps people live in more thoughtful and beautiful ways. We believe in design as a powerful force for good. Inspired by the principles of modernism, we represent design-led homes across the UK which celebrate light, space and a truth to materials. Esquire credits The Modern House with “rewriting the rulebook on estate agency” and GQ voted us “one of the best things in the world”.